

DESCRIPTION TRACT A

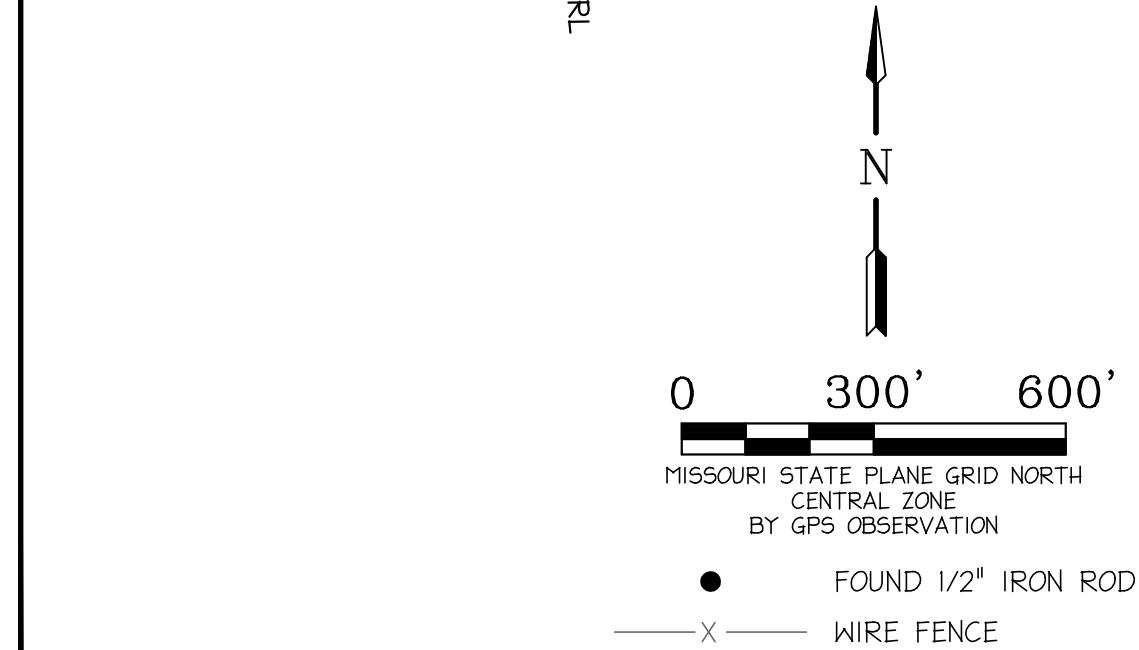
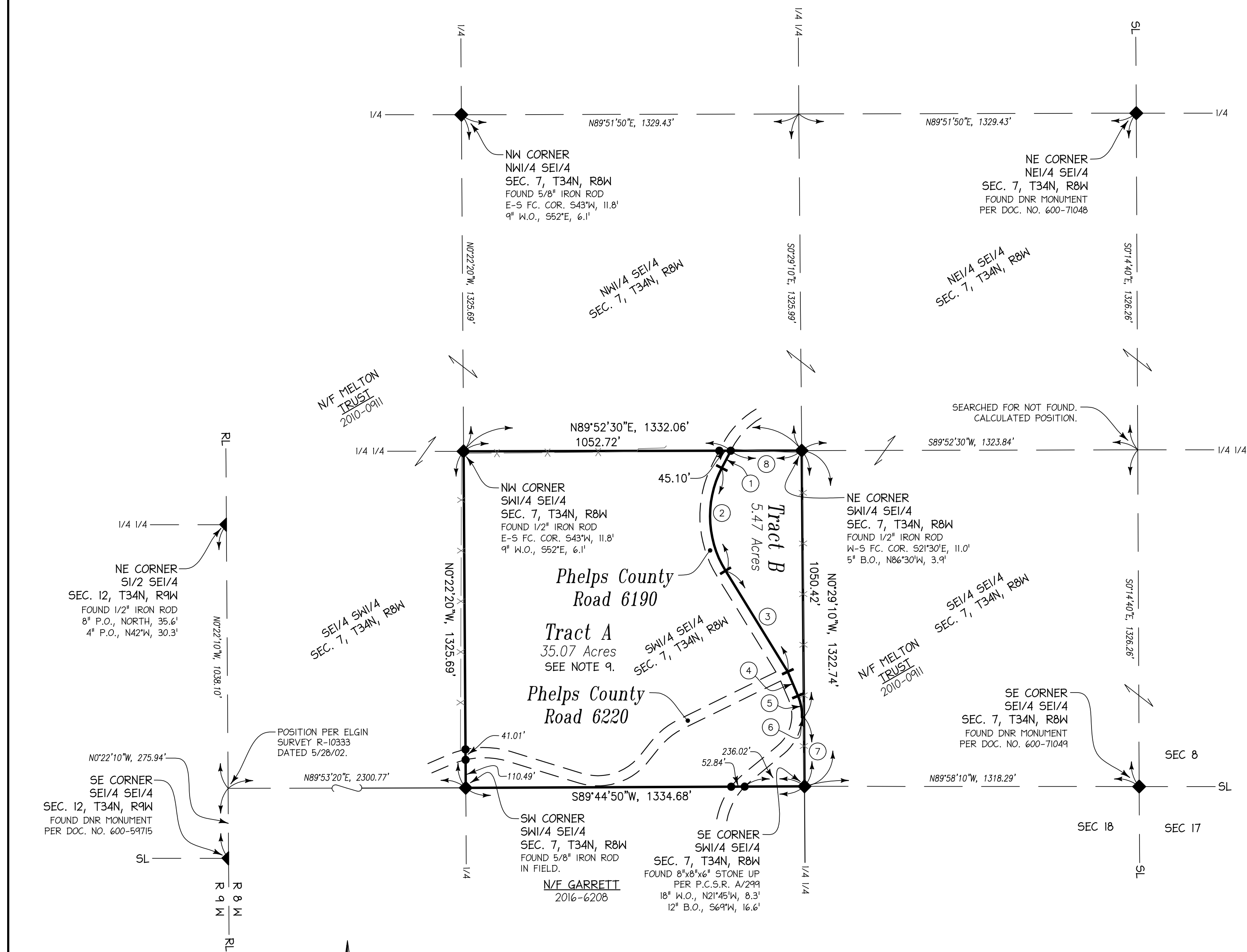
A fractional part of the Southwest Quarter of the Southeast Quarter of Section 7, Township 34 North, Range 8 West of the 5th P.M. described as follows: Beginning at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of said Section 7; thence South 89°44'50" West, 1334.68 feet along the South line of said Southwest Quarter of the Southeast Quarter to its southwest corner; thence North 0°22'20" West, 1325.69 feet along the West line of said Southwest Quarter of the Southeast Quarter to its northwest corner; thence North 89°52'30" East, 1052.72 feet along the North line of said Southwest Quarter of the Southeast Quarter to the easterly right of way of Phelps County Road 6190; thence South 27°28'30" West, 76.94 feet, and, southerly, 423.22 feet along the arc of a curve, concave easterly with a radius of 410.03 feet, the chord of which is South 2°05'40" East, 404.68 feet, and, South 31°39'50" East, 467.15 feet, and, South 23°02'30" East, 103.34 feet, and, southerly, 86.57 feet along the arc of a curve, concave westerly with a radius of 196.42 feet, the chord of which is South 10°24'50" East, 85.87 feet, all along said easterly right of way; thence North 89°30'50" East, 7.77 feet to the East line of the aforesaid Southwest Quarter of the Southeast Quarter; thence South 0°29'10" East, 272.32 feet along said East line to the point of beginning. Above described tract contains 35.07 acres, more or less, per plat of survey J-5583, dated March 4, 2024, by CM Archer Group, P.C. SUBJECT TO the rights of way of Phelps County Road 6190 and Phelps County Road 6220 that run through the above described tract.

DESCRIPTION TRACT B

A fractional part of the Southwest Quarter of the Southeast Quarter of Section 7, Township 34 North, Range 8 West of the 5th P.M. described as follows: Beginning at the Northeast Corner of the Southwest Quarter of the Southeast Quarter of said Section 7; thence South 89°52'30" West, 279.34 feet along the North line of said Southwest Quarter of the Southeast Quarter to the easterly right of way of Phelps County Road 6190; thence South 27°28'30" West, 76.94 feet, and, southerly, 423.22 feet along the arc of a curve, concave easterly with a radius of 410.03 feet, the chord of which is South 2°05'40" East, 404.68 feet, and, South 31°39'50" East, 467.15 feet, and, South 23°02'30" East, 103.34 feet, and, southerly, 86.57 feet along the arc of a curve, concave westerly with a radius of 196.42 feet, the chord of which is South 10°24'50" East, 85.87 feet, all along said easterly right of way; thence North 89°30'50" East, 7.77 feet to the East line of the aforesaid Southwest Quarter of the Southeast Quarter; thence North 0°29'10" West, 1050.42 feet along said East line to the point of beginning. Above described tract contains 5.47 acres, more or less, per plat of survey J-5583, dated March 4, 2024, by CM Archer Group, P.C.

NOTES:

- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts which an accurate and current title search may disclose.
- I declare that to the best of my professional knowledge and belief, this plat and survey meets the current "Missouri Standards for Property Boundary Surveys" (20 CSR 2030-16).
- Tract is classified Rural (20 CSR 2030-16.040).
- Date of field work: March, 2024
- Plat represents original survey of tracts shown. Tract A plus Tract B equals lands described at 2019-0363.
- Dimensions shown are measured. For record dimensions, see document(s) noted.
- Only the record documents noted hereon were provided to or discovered by surveyor. No abstract, current title commitment nor other record title documentation was provided surveyor.
- There are structures and improvements located on these tracts which are not shown hereon.
- Acreage for Tract A includes land within the right of way for Phelps County Road 6190 and Phelps County Road 6220.



No.	Bearing/ Radius	Distance/ Arc	Chord
1	S27°28'30\"W	76.94'	
2	410.03'	423.22'	S2°05'40\"E, 404.68'
3	S31°39'50\"E	467.15'	
4	S23°02'30\"E	103.34'	
5	196.42'	86.57'	S10°24'50\"E, 85.87'
6	N89°30'50\"E	7.77'	
7	S0°29'10\"E	272.32'	
8	S89°52'30\"W	279.34'	



CM Archer Group, P.C. dba:
ARCHER-ELGIN
ENGINEERING | SURVEYING | ARCHITECTURE

Corporate Authority:
CM Archer Group, P.C.: E: 2003023612-D, LS: 2004017577-D, A-2016017179

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Survey of
SW1/4 SE1/4, Sec. 7, T34N, R8W
Phelps County, Missouri
Robert & Michele McClain
11475 Timberline Drive; Rolla, MO 65401

DRAWN BYMEPSCALE1"=300'SURVEY NO.
CHK'DSFFDATEMarch 4, 2024

J5583

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